

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:		PJs in State: 29					
% of Funds Committed	100.00 %	99.00 %	1	96.48 %	100	100	
% of Funds Disbursed	97.63 %	94.28 %	7	89.00 %	87	90	
Leveraging Ratio for Rental Activities	1.62	5.05	24	4.81	28	22	
% of Completed Rental Disbursements to All Rental Commitments***	49.96 %	88.44 %	28	83.25 %	5	4	
% of Completed CHDO Disbursements to All CHDO Reservations***	89.16 %	69.74 %	5	70.99 %	81	83	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.13 %	82.05 %	12	81.75 %	47	49	
% of 0-30% AMI Renters to All Renters***	49.21 %	36.39 %	5	45.84 %	53	55	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.52 %	1	96.12 %	100	100	
Overall Ranking:			In State: 22 / 29		Nationally: 39 34		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,056	\$19,846		\$27,889	63 Units	6.00 %	
Homebuyer Unit	\$9,136	\$16,406		\$15,632	827 Units	79.40 %	
Homeowner-Rehab Unit	\$21,876	\$16,174		\$21,037	152 Units	14.60 %	
TBRA Unit	\$0	\$5,774		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Scranton PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$24,998	\$57,211	\$28,134
\$101,761	\$42,443	\$16,458
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.96

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	85.7	90.3	93.3	0.0
Black/African American:	7.9	3.7	1.3	0.0
Asian:	0.0	0.4	0.0	0.0
American Indian/Alaska Native:	1.6	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.7	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.7	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.5	1.3	0.0
Asian/Pacific Islander:	0.0	0.6	0.7	0.0

ETHNICITY:

Hispanic	4.8	3.1	2.0	0.0
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HOUSEHOLD SIZE:

1 Person:	34.9	27.6	27.3	0.0
2 Persons:	30.2	19.6	22.0	0.0
3 Persons:	19.0	19.0	15.3	0.0
4 Persons:	6.3	18.2	17.3	0.0
5 Persons:	7.9	9.9	10.7	0.0
6 Persons:	1.6	3.0	3.3	0.0
7 Persons:	0.0	0.9	1.3	0.0
8 or more Persons:	0.0	0.5	2.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.7	27.1	27.3	0.0
Elderly:	6.3	4.8	14.7	0.0
Related/Single Parent:	36.5	28.4	18.7	0.0
Related/Two Parent:	15.9	30.5	32.0	0.0
Other:	9.5	7.1	7.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.0	0.9 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	81.0	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

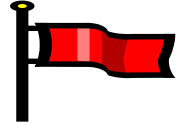
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Scranton State: PA Group Rank: 39
 (Percentile)
 State Rank: 22 / 29 PJs Overall Rank: 34
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	49.96	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	89.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.13	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.41	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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